



23 Spencer Road, CANFORD CLIFFS BH13 7ET
Offers In Excess Of £3,000,000 Freehold





STUNNING EDWARDIAN HOME, in the heart of Canford Cliffs and only a **SHORT WALK TO BEACHES**. Set on a **LARGE PRIVATE PLOT**, With over **4,000SQFT** of accommodation arranged over 3 floors to include 7 bedrooms, 4 reception rooms and **HEATED OUTDOOR POOL**.

- SEVEN BEDROOM EDWARDIAN HOUSE
- EXTENSIVELY MODERNISED AND EXTENDED
- SWIMMING POOL
- NO FORWARD CHAIN
- CLIVE CHRISTIAN KITCHEN
- OPEN PLAN KITCHEN/FAMILY ROOM
- WALKING DISTANCE OF CANFORD CLIFFS VILLAGE
- WALKING-ON-WOOD FLOORING

Property Comprises

Occupying an elevated and secluded plot of approximately 1/2 an acre, Hill House, is a truly exceptional Edwardian family home built in 1908, blending timeless elegance with modern luxury. Set behind electric gates and located in a quiet treelined road in the highly sought-after Canford Cliffs, this attractive residence has been meticulously maintained, retaining many of its original features whilst benefitting from extensive modernizations in recent years.

This home is bright and spacious throughout with versatile accommodation arranged over three floors, extending to over 4,000 square feet of internal space, to include seven bedrooms, four bathrooms and four reception rooms. The impressive Clive Christian kitchen is a particular feature of this home equipped with top-of-the-range appliances and ample storage space, it effortlessly combines functionality with opulence.

The seamless connection between indoor and outdoor spaces ensures that every reception room benefits from the picturesque views and use of the surrounding gardens.

To the first floor are four bedrooms to including the large master bedroom with dressing room and luxury en-suite bathroom, there is also a second ensuite bedroom and family bathroom that completes this level.

On the second floor are three further bedrooms and shower room.

Externally the property is perfect for relaxation and entertaining, the pool area offers a private retreat for the entire family to enjoy and large lawned areas for children.

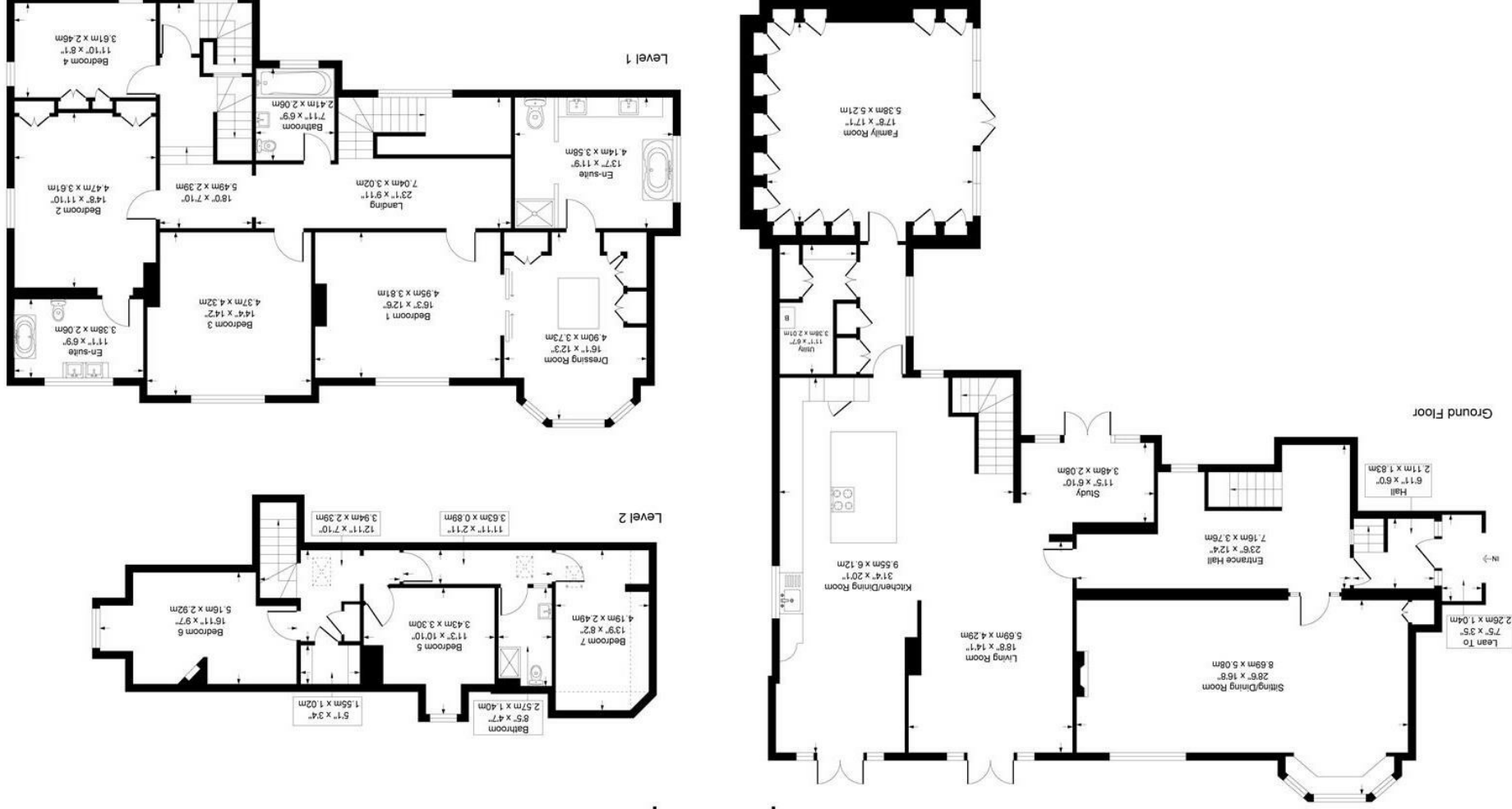
Canford Cliffs

Canford Cliffs village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The apartment is adjacent to a pathway leading to Flaghead Chine with its sandy beaches. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yachts clubs as well as a whole host of water sports facilities. The 18 hole Championship Parkstone Golf Club is approximately a mile away whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.





**Approximate Gross Internal Area
4137 sq ft - 384 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

All room dimensions given above are approximate measurements. These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly, the vendors accept any liability in respect of their contents.

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor or Surveyor. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
Energy Rating: A	Very Energy Efficient - lowest running costs
Energy Rating: B	Energy Efficient
Energy Rating: C	Decent
Energy Rating: D	Below Average
Energy Rating: E	Poor
Energy Rating: F	Very Poor
Energy Rating: G	Least Energy Efficient - highest running costs

Environmental Impact (CO ₂) Rating	
Environmental Impact: A	Very Low
Environmental Impact: B	Low
Environmental Impact: C	Medium
Environmental Impact: D	Medium-High
Environmental Impact: E	High
Environmental Impact: F	Very High
Environmental Impact: G	Very High